



About the Program

The Virginia Livable Home Tax Credit (LHTC) program is designed to improve accessibility and universal visitability in Virginia's residential units by providing state tax credits for the purchase of new homes or the retrofitting of existing homes. The tax credit provides for the purchase/construction of a new residence and 50 percent of the cost of retrofitting activities not to exceed \$5,000. Any tax credit that exceeds the eligible individual's or licensed contractor's tax liability may be carried forward for up to seven years. If the total amount of approved credits exceeds \$1 million in a given year, DHCD will pro rate the amount of credits among eligible applicants.



Partners for Better Communities
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LIVABLE HOMES TAX CREDIT





Eligibility

Individuals or licensed contractors filing Virginia individual income tax returns who have incurred costs for the purchase/construction of new residential homes with accessibility or universal visitability features or for the retrofitting of residential homes with these features. In no case shall any tax credit be issued more than once to the same or different persons relating to the same purchase, retrofitting, renovation or construction project.

- ☑ In order for the purchase/construction of a new residence to qualify for tax credits, it must include the three features of universal visitability or include at least three accessibility features and meet the requirements of an existing standard.
- ☑ Retrofitting of an existing residential home must include at least one accessibility feature (e.g. sensory modifications, chair lifts, elevators, etc.), must be a permanent part of the structure of the residential unit and meet the requirements of an existing standard in order to qualify for tax credits.

- ☑ All accessibility features and universal visitability features must be completed in conformity with the applicable provisions of the Uniform Statewide Building Code.
- ☑ Accessibility features that are provided in order to comply with existing Fair Housing, Equal Opportunity, American with Disabilities Act or other local, state or federal requirements are not eligible for tax credits.



Accessesibility

Accessible housing standards vary depending on whether the unit is new or if an existing unit is being retrofitted to provide accessibility. Accessibility features that meet existing standards include:

- ☑ At least one zero-step entrance approached by an accessible route on a firm surface no steeper than 1:12 slope proceeding from a driveway or public sidewalk.
- ☑ Zero-step entrance
- ☑ Doors with at least 32 inches of clear width
- ☑ Hallways and passages with at least 36 inches of clear width
- ☑ Accessible light switches, electrical outlets and environmental controls
- ☑ Accessible bathroom
- ☑ Accessible and useable kitchen facilities

Sensory Modifications include alarms, appliances and controls designed to assist sensory disabled persons. These modifications must be structurally integrated into the home and may include such items as built-in appliances. Universal visitability standards are similar to accessible housing standards and must:

- ☑ Alarms, appliances and controls designed to assist sensory disabled persons that are structurally integrated into the residential unit. (Built-in appliances would meet this definition.)
- ☑ Accommodations or features that can be removed and reinstalled in another residential unit and so reused at another location are not considered to be sensory modifications for the purposes of this tax credit program. Appliances or alarms that can be reinstalled in another residence would not meet this definition.



Application Process

Applications are to be filed and received by DHCD by Jan. 31 of the year following the year in which the purchase or retrofitting was completed. Documentation must be submitted with the application. In the case of the purchase/construction of a new residential home, a copy of the floor plans, closing disclosure statement, certificate of occupancy, building permit, etc. must be attached. In the case of retrofitting, before and after pictures, copies of the scope of work, construction contracts documenting the type work and costs (invoices, bank canceled checks, etc.) must be attached. Applications can be found online at dhcd.virginia.gov/LHTC.

